

Minneapolis City Planning Department Report

Alley Vacation Application
Vac. # 1418

Date: August 4, 2003

Applicant: RS Eden

Date Application Deemed Complete: June 3, 2003

Address of Property: Alley right of way adjacent to 1931 W. Broadway, between Newton and Oliver Avenues. The proposed vacation is legally described as follows: That portion of the alley as dedicated in Block 23, FOREST HEIGHTS, according to the recorded plat thereof, Hennepin County, Minnesota, which lies southeasterly and northeasterly of a line described as beginning at the most westerly corner of Lot 9, said Block 23; thence South 66 degrees 39 minutes 40 seconds West, assumed bearing, along the southwesterly extension of the northerly line of said Lot 9, a distance of 19.29 feet; thence southeasterly a distance of 21.28 feet, along a non-tangential curve, concave to the northeast, having a radius of 253.23 feet, a central angle of 4 degrees 48 minutes 51 seconds, and a chord bearing of South 25 degrees 36 minutes 17 seconds East; thence southeasterly a distance of 72.43 feet, along a compound curve, concave to the northeast, having a radius of 401.61 feet, a central angle of 10 degrees 19 minutes 59 seconds, and a chord bearing of South 33 degrees 10 minutes 41 seconds East; thence southeasterly a distance of 25.89 feet, along a reverse curve, concave to the southwest, have a radius of 953.48 feet, a central angle of 1 degree 33 minutes 20 seconds, and a chord bearing of South 37 degrees 34 minutes 00 seconds East, to an angle point in the westerly line of Lot 11, and FOREST HEIGHTS, and said line there terminating.

Contact Person and Phone: Lynn Lehmann, Cermak Rhoades Architects, 651-556-8641

Planning Staff and Phone: Jason Wittenberg, 673-2297

Ward: 5 **Neighborhood Organization:** Northside Residents Redevelopment Council

Existing Zoning: OR2

Proposed Use: Parking and snow storage accessory to proposed mixed use development

Background: The applicant proposes to vacate “excess” alley right of way located between the paved portion of the alley and the rear lot line of the adjacent property. The Planning Commission approved various applications for a proposed four-story mixed use building with approximately 15,000 square feet of leasable office space and 26 units of supportive housing at 1927-35 W. Broadway.

Development Plan: The planning commission recently approved a site plan review application for the project. A development plan is attached.

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Other Zoning Applications Required: No other approvals are required.

Responses from Utilities and Affected Property Owners: Utilities were notified of the request in a mailing dated June 6, 2003. Affected property owners were also notified of the proposed vacation in a mailing on July 18, 2003. Easements have been requested by Xcel Energy and Qwest to accommodate existing facilities. Time Warner Cable has indicated that their approval is conditioned upon “if there is a need for Time Warner to relocate cable we are reimbursed the cost.”

Findings: Although the Planning Department has not received a written recommendation from the Public Works Department as of July 25th, the Right of Way division has indicated that a recommendation of approval, without any requested easements from the City, should be forthcoming by the time of the Planning Commission meeting. Pending this written recommendation, the Public Works Department and City Planning Department find that the area proposed for vacation is not needed for any public purpose, and it is not part of a public transportation corridor, and that it can be vacated if any easements requested above are granted by the petitioner.

Recommendation of the City Planning Department:

The City Planning Department recommends that the City Planning Commission and the City Council accept the above findings and **approve** the vacation, subject to retention of easements by Xcel Energy and Qwest.